

## PLANNING FOR CONSTRUCTION/RENOVATION PROJECTS

ISSUE: RECENT CHANGES IN NAVY'S STRATEGY HAVE CREATED NUMEROUS CONSOLIDATIONS AND RELOCATIONS OF COMMANDS. THESE CONSOLIDATIONS/RELOCATIONS AND IMPACT ON THE AOR PROCESS HAVE NOT BEEN ADEQUATELY COORDINATED BETWEEN COMMAND/MILCON/BASE OPS/EDS. CONSEQUENTLY, WE PUT COMMANDS IN THE POSITION OF DECIDING BETWEEN AN EXTENDED AOR (IN SOME CASES UP TO TWO YEARS) OR CONTINUING WITH THE PROCESS AND HAVE TO PAY FOR THE MACS TO EXPAND, RELOCATE OR REBUILD INFRASTRUCTURE. CHANGES NOT IDENTIFIED EARLY IN THE AOR PROCESS SIGNIFICANTLY IMPACT COMMAND OPERATIONS AND CREATE A FINANCIAL BURDEN FOR NAVY IN TERMS OF MACS.

RECOMMENDATION: INCORPORATE INTO AOR CHECKLIST A COMPLETE SECTION SPECIFICALLY DEALING WITH RENOVATIONS, MILCON OR REORGANIZATION SO ALL ISSUES ARE ADDRESSED PRIOR TO BUILD OUT OF INFRASTRUCTURE. ENSURE ISF IS ACTIVE PARTNER ON ALL BASE CONSTRUCTION PROJECTS. IF MILCON'S/ RELOCATIONS ARE ANTICIPATED, ENSURE PROJECT MACS ARE INCLUDED IN THE PROJECT TO ALLOW COMMANDS TO COMPLETE NECESSARY ACTIONS.

**Facilities Update: The Facilities Team is developing Milcon NMCI guidance, some of which is outlined as follows:**

1. The activity and the NAVFAC EFD should contact the local EDS rep for Milcon coordination or contact appropriate EDS Network Communications Engineers (NCE)(see SWDiv website: <http://www.efdswww.navfac.navy.mil/05/05i/nmci.htm> for list of NCEs).
2. The Milcon Team needs to decide whether to have the Milcon construction contractor build the NMCI equipment and OSP, or whether to have EDS build it. Funding other than Milcon (we need to confirm this with NAVFAC) will need to be obtained for the equipment and OSP no matter who does it (the exception to this is that EDS will fund and build the infrastructure if the new Milcon building is cutover at the same time that area of the base or claimant is being cutover, and that the users are being tied into NMCI for the first time as new users).
3. The Milcon Project should be designed using the draft Unified Facilities Criteria (UFC) document so that it will be NMCI compliant and will at least have the Inside Cable Plant installed by the Milcon construction contractor.
4. If EDS builds the network closet equipment and OSP, then a CLIN 0006AG will need to be submitted, negotiated and funded (unless the project meets the exception described in item 2 above). The Facilities Team is developing a tool to help work through the Mega-mod relating to different scenarios that can be encountered in NMCI Move-Add-Changes (MACs) and constructing new or remodeling buildings. That should be available on the SWDiv website by the end of July 03.
5. The Facilities Team will develop some guidelines to projecting the funding needed for CLIN 0006AG for most Milcon Projects; however, that information will probably not be available until October 03. Some time ago, the estimate for that was estimated to be \$1450 per seat in the new building. That number is not accurate, but it could be used to set a place-holder for future funds until better numbers are available.